

September 21, 2004 CPC



## SUBSTANTIAL ACCORD REVIEW

05PD0140

Omnipoint CAP Operations LLC

Midlothian Magisterial District  
South line of Jahnke Road

**REQUEST:** Confirmation of the decision of the Director of Planning that the proposed public facility (communications tower) is consistent with the Comprehensive Plan and exempted from the requirement of substantial accord review.

### **PROPOSED LAND USE:**

A communications tower, incorporated into the structure of an existing electrical transmission structure, and associated improvements are planned.

### **DIRECTOR'S DETERMINATION**

The Director of Planning finds the request to be in substantial accord with the provisions of the adopted Comprehensive Plan for the following reasons:

- A. The proposal conforms to the Public Facilities Plan which suggests that communications tower locations should generally be located to minimize the impact on existing or planned areas of development and that energy and communications facilities should co-locate whenever feasible.
- B. The proposal conforms to the Tower Siting Policy which suggests that co-location of communications towers or antennae on electrical transmission structures may be appropriate, where the design of such co-location masks the improvement.
- C. Incorporating the communications facilities into an existing Dominion Virginia Power electrical transmission tower will eliminate the need for an additional freestanding communications tower in the area, thereby minimizing tower proliferation.

- D. Similar communications tower and Dominion Virginia Power structure co-locations have occurred throughout the County with no known adverse impacts on nearby development.
- E. The Ordinance further minimizes the possibility of any adverse impact on area development, the County Communications System or the County Airport.

#### GENERAL INFORMATION

Project Name:

VEPCO/Epic Road

Location:

South line of Jahnke Road, across from Bloomfield Road. Tax ID 761-713-Part of 5106 (Sheet 7).

Existing Zoning:

R-15

Size:

1.6 acres

Existing Land Use:

Dominion Virginia Power transmission line

Adjacent Zoning and Land Use:

North, East and West - R-15; Single family residential or vacant  
South -R-7; Dominion Virginia Power easement or vacant

#### UTILITIES; PUBLIC FACILITIES AND TRANSPORTATION

The proposed use will have no impact on these facilities.

## ENVIRONMENTAL

### Drainage and Erosion:

If construction of the communications tower, to include the access road disturbs more than 2,500 square feet, a land disturbance permit will be required from the Environmental Engineering Department.

## COUNTY COMMUNICATIONS

The Zoning Ordinance requires that any structure over eighty (80) feet in height be reviewed by the County's Public Safety Review Team for potential detrimental impacts the structure could have on the County's Radio Communications System microwave paths. This determination must be made prior to construction of the communications tower.

A preliminary review of this proposal has indicated that the facility will not interfere with the County's communications system. Once the tower is in operation, if interference occurs, the owner/developer will be required to correct any problems.

## COUNTY AIRPORT

A preliminary review of this proposal indicates that, given the approximate location and elevation of the proposed installation, it appears there will be no adverse affect on the County Airport.

## LAND USE

### Comprehensive Plan:

The request property lies within the boundaries of the Northern Area Plan which suggests the property is appropriate for medium density residential use of 1.51 to 4.0 units per acre.

The Public Facilities Plan, an element of the Comprehensive Plan, suggests that energy and communications uses should be co-located, whenever feasible, to minimize impacts on existing and future areas of development.

### Area Development Trends:

Adjacent properties are zoned Residential (R-7 and R-15) and are occupied by single family residential uses, a Virginia Power transmission line easement or remain vacant. It is anticipated that single family residential uses will continue in the area, as suggested by the Northern Area Plan.

Dwellings within 2,000 feet of the tower are shown on the Attachment. It is important to note that residential structures on this map were placed according to aerial photographs taken in 2002 and therefore may not fully represent all the structures in the area.

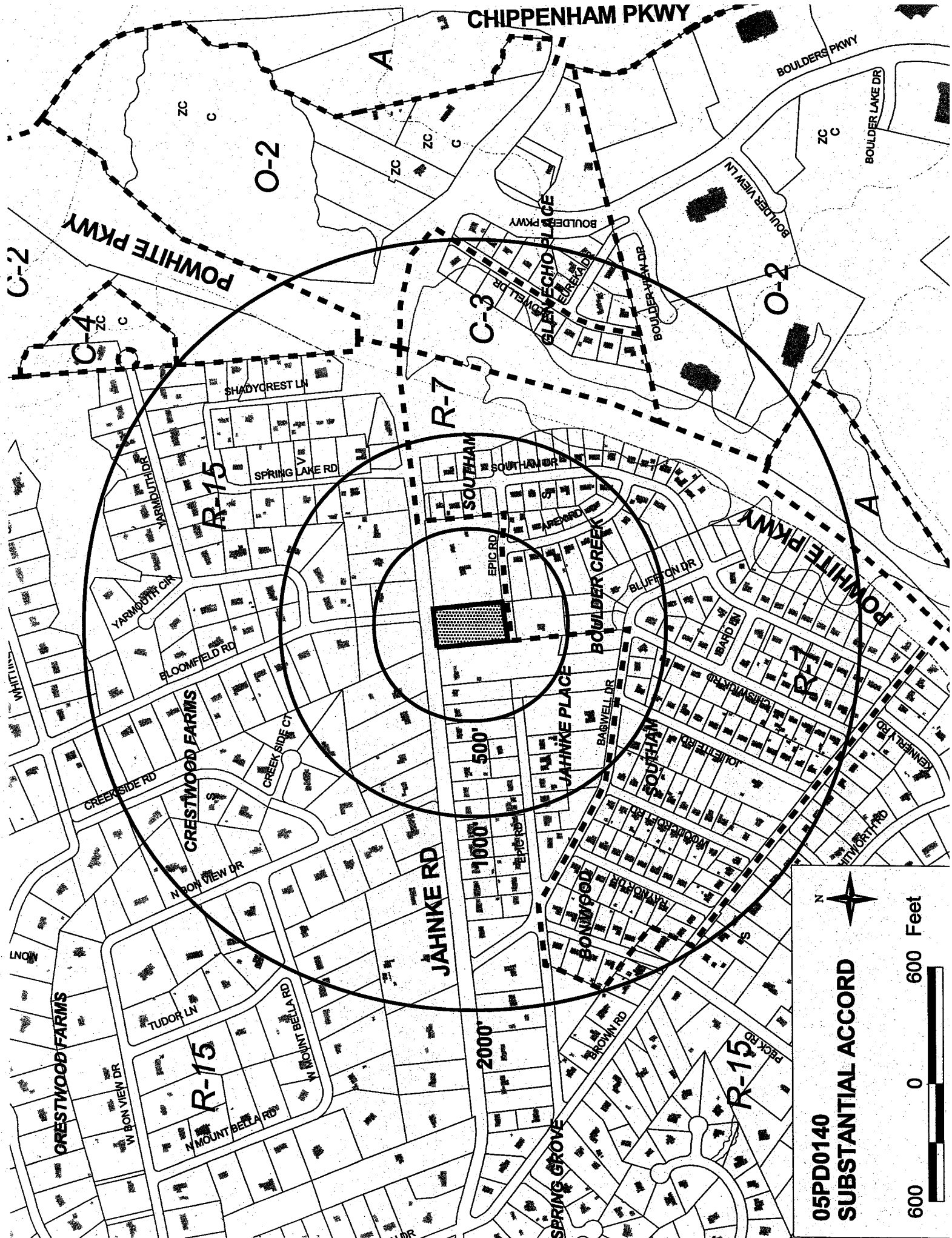
Development Standards:

The recently adopted Zoning Ordinance Amendment will require co-location on the electric transmission structure; limit height to twenty (20) feet above such structure; require neutral color and flush mounting.

CONCLUSIONS

The proposed communications tower satisfies the criteria of location, character and extent as specified in the Code of Virginia. Specifically, the Public Facilities Plan suggests that communications towers should be located to minimize the impact on existing or planned areas of development and that energy and communications facilities should co-locate whenever feasible. The communications tower will be incorporated into an existing permitted Dominion Virginia Power electrical transmission structure. The addition of the communications facilities into the structure of the existing transmission tower does not generate a visual impact that is significantly greater than the visual impact of the existing Dominion Virginia Power electrical transmission tower. This co-location will eliminate the need for an additional freestanding communications tower in the area, thereby minimizing tower proliferation. In addition, the Ordinance further minimizes the possibility of any adverse impact on area development, as well as on the County Communications System or the County Airport.

Given these considerations, the Director of Planning finds the proposal consistent with the adopted Comprehensive Plan.



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SUBSTANTIAL ACCORD

600 0 600 Feet